

BOUNDARY COORDINATES (NAD'83)

POINT #	NORTHING	EASTING
1	552805.9498	1381615.7502
2	552877.0078	1381540.8414
3	552934.3421	1381480.6195
4	553011.8595	1381437.7129
5	553092.2538	1381316.9930
6	553112.1594	1381296.5965
7	553491.1486	1381721.2663
8	553464.5462	1381878.8959
9	553373.8111	1381660.8514
10	553205.3164	1381835.2725
11	553162.1632	1381793.5855
12	553053.1534	1381861.9506

BOUNDARY CURVE TABLE

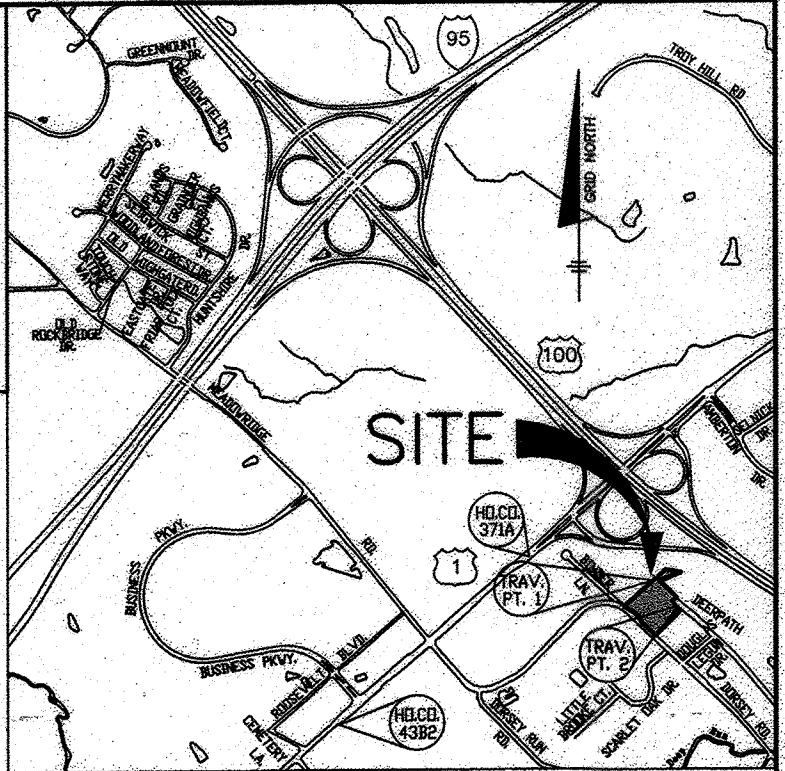
CURVE	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	22878.30'	83.15'	0°12'30"	41.57'	S46°24'26"E	83.15'
C2	416.40'	145.78'	20°03'34"	73.65'	N56°20'17"W	145.04'
C3	22878.30'	28.50'	0°04'17"	14.25'	S45°41'52"E	28.50'

DORSEY BEST WESTERN HOTEL LTD. PART
 PARCEL 645 TAX MAP 37
 LIBER 1573 FOLIO 231
 ZONED: TOD

BENCH MARKS--(NAD'83)

TRAV. PT. 1 EL.157.73
 TRV. MAG; 18.0' NORTHEAST OF CONC. CURB OF SOUTHEASTBOUND LANE OF DEERPATH ROAD; 20.3' NORTH OF EX. INLET N 553,149.12 E 1,381,844.44

TRAV. PT. 2 EL.154.64
 TFLY MAG; 3.1' NORTHEAST OF CONC. CURB OF SOUTHEASTBOUND LANE OF DEERPATH ROAD; 20.3' NORTH OF EX. INLET N 553,037.81 E 1,381,953.46



MABEY BRIDGE & SHORE INC. TAX MAP 37
 PARCEL 674 LIBER 6496
 FOLIO 665 ZONED: CE-CL1

DICK VIOLA ANNA TRUSTEE TAX MAP 37
 PARCEL 551 LIBER 6152 FOLIO 352
 ZONED: R-12

6774 DORSEY ROAD WEST, LLC. TAX MAP 37 PARCEL 568
 LIBER 6067 FOLIO 584
 ZONED: 5-12

GREGOR DONNA L. GREGOR CATHERINE I. ZONED: R-12
 TAX MAP 37 PARCEL 611
 LIBER 5439 FOLIO 475

WOLFRAM DEBORAH L. NEAL PARCEL 341
 TAX MAP 43 LIBER 203
 FOLIO 387
 ZONED: R-12

MOMAYEZI SADEGH M. MOMAYEZI NEZHLA B T/E PARCEL 342
 TAX MAP 43 LIBER 9732 FOLIO 291
 ZONED: R-12

MD 103 (DORSEY ROAD)
 (SHA R/W PLAT NO. 51097, 6048 & 6850)
 BASELINE OF CONSTRUCTION

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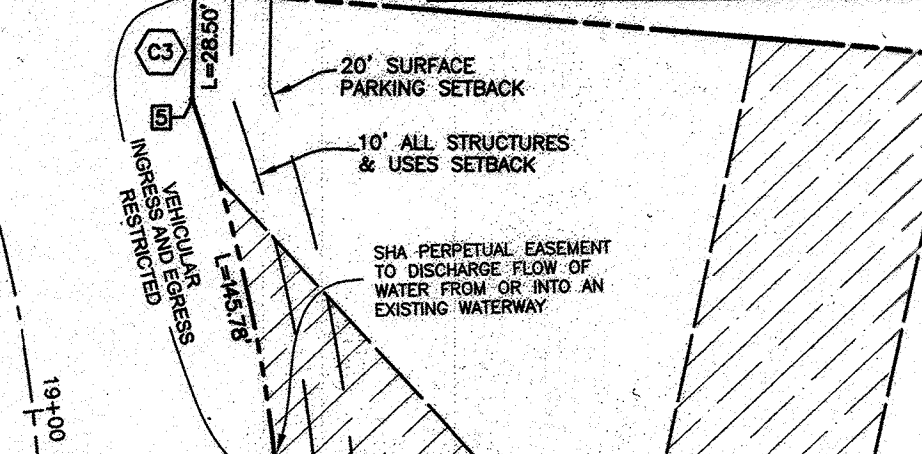
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PARCEL "T"
 4.35 ACRES
 DORSEY CENTER PARCEL "R"
 PLAT No. 19440

DORSEY BUSINESS CENTER PARCEL "S"
 PLAT No. 24635

AREA TO BE CONVEYED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION

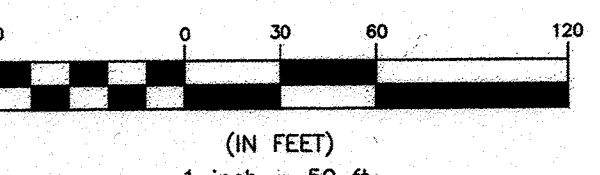
LINE	COURSE	DISTANCE
P.O.B.	S45°34'00"E	33.58'
1	S40°51'16"E	46.65'
3	R=22,878.30' L=64.15'	CHD. N46°23'00"W 64.15'
4	N28°57'54"W	16.61'

FEE SIMPLE AREA
 224 SQ.FT. OR 0.005 ACRES±
 SHOWN THUS: [Symbol]

DORSEY BUSINESS CENTER BRITT-DORSEY III LLC
 TAX MAP 37 PARCEL 634
 PARCEL "B"
 ZONED: TOD
 PLAT NO. 6915

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Donald A. Mason 10/26/2020
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND REG. No.21320
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No.351



DORSEY BUSINESS CENTER SPEEDWAY ROCK, LLC. PARCEL "A"
 ZONED: TOD
 PLAT NO. 17368

- LEGEND**
- [Symbol] PUBLIC EASEMENTS TO BE EXTINGUISHED
 - [Symbol] PUBLIC WATER AND UTILITY EASEMENT
 - [Symbol] PUBLIC SIDEWALK EASEMENT
 - [Symbol] COORDINATES
 - [Symbol] TRAVERSE POINTS
 - [Symbol] REBAR OR I.P.FOUND

OWNER/DEVELOPER
 MARK LEVY
 C/O BINDER ROCK, LLC.
 6800 DEERPATH ROAD
 SUITE 100
 ELKRIDGE, MARYLAND 21075
 410-579-2242

TOTAL TABULATION THIS SUBDIVISION

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	1
BUILDABLE:	1
NON-BUILDABLE:	N/A
OPEN SPACE:	0
PRESERVATION PARCELS:	0
TOTAL AREA OF LOTS AND/OR PARCELS TO BE RECORDED	4.346± AC.
BUILDABLE:	4.346± AC.
NON-BUILDABLE:	N/A
OPEN SPACE:	0
PRESERVATION PARCELS:	0
TOTAL AREA OF ROAD RIGHT-OF-WAY TO BE RECORDED (INCLUDING WIDENING STRIPS):	0.005± AC.
TOTAL GROSS AREA OF SUBDIVISION TO BE RECORDED:	4.341± AC.

BENCHMARK ENGINEERING, INC.
 ENGINEERS • LAND SURVEYORS • PLANNERS
 8480 BALTIMORE NATIONAL PIKE SUITE 315 • ELICOTT CITY, MARYLAND 21043
 (P) 410-485-6105 (F) 410-485-6844
 WWW.BE-CIVLENGINEERING.COM

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE PARCEL "R" DORSEY CENTER AND PARCEL "S" DORSEY BUSINESS CENTER, RECORD A PUBLIC WATER & UTILITY EASEMENT, AND PUBLIC SIDEWALK EASEMENT, EXTINGUISH A PUBLIC 100 YEAR FLOODPLAIN AND DRAINAGE EASEMENT, EXTINGUISH A PUBLIC DRAINAGE & UTILITY EASEMENT LOCATED ON PARCEL "S", PROVIDE SHA ROAD RIGHT-OF-WAY DEDICATION AND ESTABLISH BUILDING RESTRICTION LINES PREVIOUSLY RECORDED UNDER PLAT 19440.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS:
 HOWARD COUNTY HEALTH DEPARTMENT

Bridgette for Mausha Rodman 12/1/2020
 HOWARD COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

JP 11.9.20
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

JP 12/4/20
 DIRECTOR

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21320, EXPIRATION DATE 1-1-2021 AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT HEREIN IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY DEERPATH ROAD, LLC TO BINDER ROCK, LLC BY DEED DATED MARCH 28, 2016 AND RECORDED AT LIBER 16837, FOLIO 055; AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND ALL OF THE LAND CONVEYED BY HOWARD COUNTY, MARYLAND TO BINDER ROCK, LLC, BY DEED DATED APRIL 2, 2018 AND RECORDED AT LIBER 18128, FOLIO 485; AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Donald A. Mason 10-26-2020
 DONALD A. MASON
 REGISTERED PROFESSIONAL LAND SURVEYOR MARYLAND REG. No.21320
 FOR BENCHMARK ENGINEERING, INC. MARYLAND REG. No.351

OWNER'S DEDICATION

BINDER ROCK, LLC BY AUTHORIZED AGENT MARK LEVY, OWNER OF PARCELS "R" AND "S", HEREBY ADOPT THIS PLAN OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPT. OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 10 DAY OF OCTOBER, 2020

Mark Levy 10.27.20
 SIGNATURE OF OWNER
 MARK LEVY, BINDER ROCK LLC

WITNESS

J. Wolfe 10/27/20
 WITNESS

RECORDED AS PLAT 25585
 ON 12/17/2020 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF CONSOLIDATION AND EASEMENT PLAT
DORSEY CENTER PARCEL "R" & DORSEY BUSINESS CENTER PARCEL "S"
DORSEY CENTER PARCEL "T"

1st ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
 TAX MAP No. 37 GRID No. 24 SCALE: AS SHOWN
 PARCELS: 375 & 774 DATE: OCTOBER 2020
 ZONED: TOD SHEET: 1 OF 1